



EDWARD KNIGHT
ESTATE AGENTS

20 WILLOUGHBY PLACE, HILLMORTON, RUGBY, CV22 5JE

£250,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom home located in the popular area of Hillmorton, close to good schooling and local amenities. In brief the accommodation comprises of; entrance hall, lounge, dining room, kitchen, utility, three bedrooms and a refitted shower room.

LOCATION

Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. The property is situated within the catchment for Paddox Primary School and Ashlawn High school and close to a range of local shops, eateries and cafes.

ENTRANCE HALL

Enter the property via a double glazed composite door into the hallway which has, laminate flooring, stairs rising to first floor, under stair storage cupboard, radiator, telephone point and doors onto the ground floor accommodation.

LOUNGE

11' 9" into bay x 10' 9" (3.58m x 3.28m)
Has a uPVC double glazed bay window to the front, TV and telephone points, laminate flooring and a wall mounted radiator.

DINING ROOM

11' 7" x 10' 9" (3.53m x 3.28m)

Has a set of uPVC double glazed French doors onto the rear, garden, laminate flooring and wall mounted radiator.

KITCHEN

8' 4" x 5' 5" (2.54m x 1.65m)

Is fitted with base units with work surfaces over, one and a half bowl sink-drainer unit with mixer tap and space for a free standing electric cooker. There is also a uPVC double glazed window to the side, tiled flooring and an understairs storage cupboard.

UTILITY ROOM

6' 1" x 5' 6" (1.85m x 1.68m)

Has space and plumbing for a washing machine, fridge-freezer and has an opaque window to the rear.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing which has a uPVC double glazed window to the side aspect, loft hatch and doors onto the bedroom and bathroom.

BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m)

Has a uPVC double glazed bay window to the front and a wall mounted radiator.



BEDROOM TWO

11' 8" x 10' 5" (3.56m x 3.18m)

Has a uPVC double glazed window to the rear and a wall mounted radiator.

BEDROOM THREE

7' x 6' (2.13m x 1.83m)

Has a uPVC double glazed window to the front and a wall mounted radiator.







BATHROOM

A newly fitted shower room which is fully tiled with a three piece suite comprising of; shower cubical with mains powered shower and rainfall effect shower head, low flush WC and wash hand basin. There is also a uPVC double glazed opaque window to the rear and a heated towel rail.

OUTSIDE

FRONT

The front of the property is low maintenance with a block paved driveway and shared access leading down the side of the property leading to the rear garden.

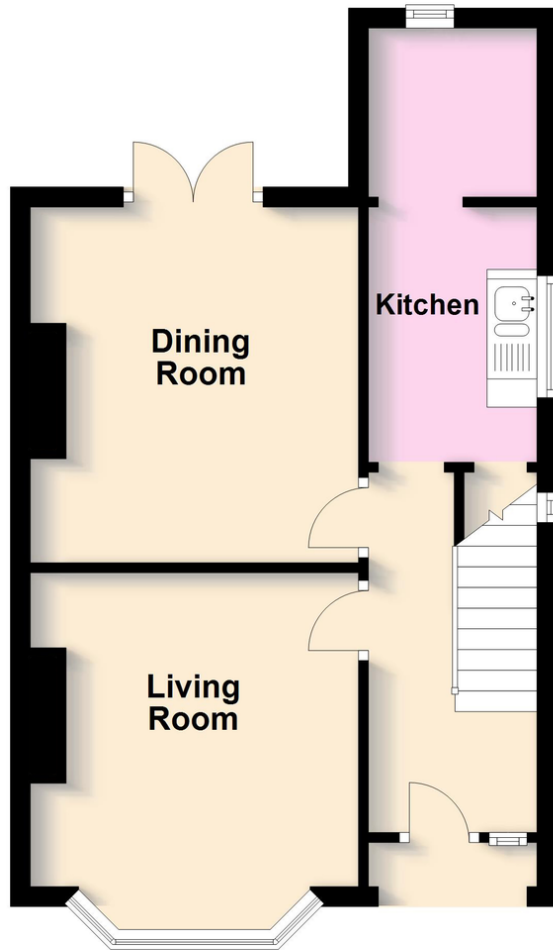
REAR

The rear garden is generous in size occupies a double plot. There is a patio area, extensive lawned area with mature trees and flower beds housing plants and shrubs. There is a summer house, green house, two sheds and timber fencing to boundaries. There's also access onto two single garage's both with power and lighting, one with up and over door and the other with double doors.



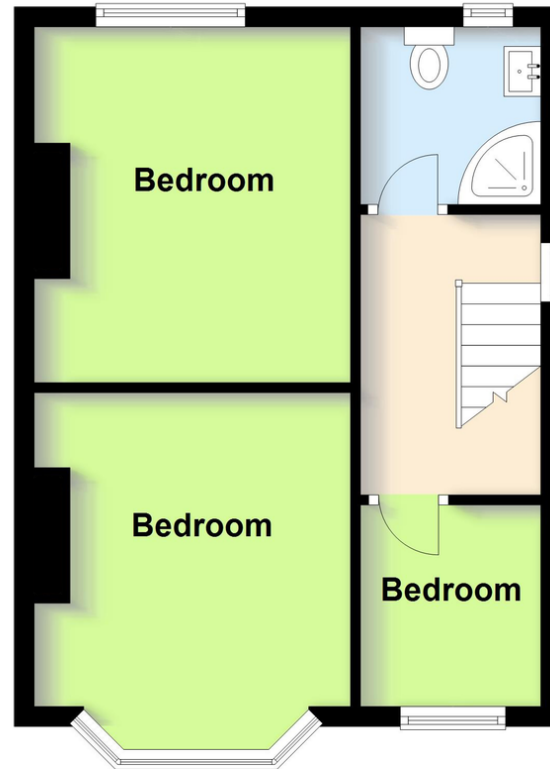
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

